108.0	0002	0038.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	923,500 / 923,500
					USE VALUE:	923,500 / 923,500
					ASSESSED:	923,500 / 923,500

PROPERTY LOCATION

No	Alt No	Direction/Street/City
74		TOMAHAWK RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	O NEILL PAUL X/JEAN M
Owner 2:	
Owner 3:	
Street 1:	74 TOMAHAWK RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	FLYNN JOHN A JR & ANNA G -
Owner 2:	-
Street 1:	74 TOMAHAWK RD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains .21 Sq. Ft. of land mainly classified as One Family with a Raised Ranch Building built about 1962, having primarily Wood Shingle Exterior and 2236 Square Feet, with 1 Unit, 1 Bath, 2 3/4 Baths, 0 HalfBath, 8 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	9166.000	425,500	11,500	486,500	923,500
Total Card	0.210	425,500	11,500	486,500	923,500
Total Parcel	0.210	425,500	11,500	486,500	923,500

Source: Market Adj Cost | Total Value per SQ unit /Card: 413.01 /Parcel: 413.01

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 69231

GIS Ref

GIS Ref

Insp Date 08/21/18

!8502!

PREVIOUS ASSESSMENT

Parcel ID: 108.0-0002-0038.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	425,500	11500	9,166.	486,500	923,500		Year end	12/23/2021
2021	101	FV	425,500	11500	9,166.	486,500	923,500		Year End Roll	12/10/2020
2020	101	FV	425,500	11500	9,166.	486,500	923,500	923,500	Year End Roll	12/18/2019
2019	101	FV	334,500	12000	9,166.	486,500	833,000	833,000	Year End Roll	1/3/2019
2018	101	FV	334,500	12000	9,166.	417,000	763,500	763,500	Year End Roll	12/20/2017
2017	101	FV	334,500	12000	9,166.	389,200	735,700	735,700	Year End Roll	1/3/2017
2016	101	FV	334,500	12000	9,166.	333,600	680,100	680,100	Year End	1/4/2016
2015	101	FV	304,200	12400	9,166.	298,800	615,400	615,400	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	07:26:45

LAST REV

Date	Time
08/24/21	08:46:02
danam	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT. 8502

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
FLYNN JOHN A JR	33362-52		7/31/2001		525,000	No	No		
	13857-558		12/1/1979		115,000	No	No		Y

USER DEFINED

Prior Id # 1:	69231
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
6/23/2021	871	Redo Kit	40,000	O				
9/17/2013	1387	Re-Roof	8,990	C				
6/18/1998	395	Wood Dec	2,500					14X14 WDK

ACTIVITY INFORMATION

Date	Result	By	Name
8/21/2018	MEAS&NOTICE	CC	Chris C
1/23/2014	Info Fm Prmt	EMK	Ellen K
2/25/2009	Meas/Inspect	163	PATRIOT
10/27/2001	MLS	MM	Mary M
10/27/1999	Meas/Inspect	256	PATRIOT
8/23/1991		KT	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		9166		Sq. Ft.	Site		0	70.	0.76	4									486,489						486,500	

Total AC/HA:	0.21042	Total SF/SM:	9166	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	486,489	Spl Credit		Total:	486,500

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	18 - Raised Ranch		
Sty Ht:	1 - 1 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:	8 - Brick Veneer	15	%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GREEN		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1962	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	2		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	Yes
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:	2	Rating:	Good
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	2	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GV - Good-VG	10.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	10.8	%

CALC SUMMARY

Basic $ / SQ:	95.00
Size Adj.:	1.34628642
Const Adj.:	1.00439954
Adj $ / SQ:	128.460
Other Features:	122232
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	477012
Depreciation:	51517
Depreciated Total:	425495

COMMENTS

641-4083.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1								# Units	1	
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	8	BRs:	4	Baths:	1	HB					

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

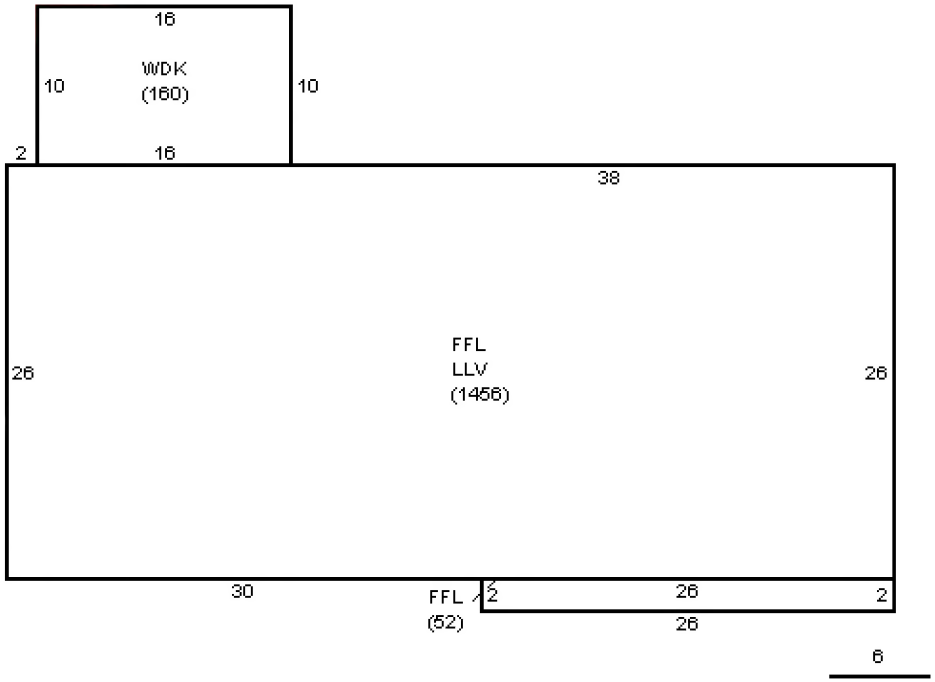
No Unit	RMS	BRS	FL
1	8	4	
Totals			
1	8	4	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	141.31
Special Features:	0	Val/Su Net:	136.20
Final Total:	425500	Val/Su SzAd	282.16

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,508	128.460	193,718
LLV	Lower Level	1,456	79.480	115,730
WDK	Deck	160	12.300	1,969
	Net Sketched Area:	3,124	Total:	311,417
Size Ad	1508	Gross Area	3124	FinArea 2236

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
LLV	100	FLA	50	A	

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

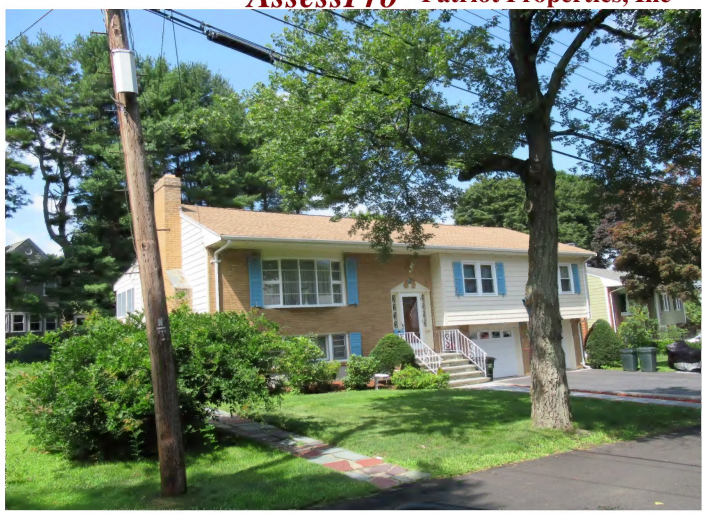
SPEC FEATURES/YARD ITEMS

PARCEL ID

108.0-0002-0038.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
12	Pool-Gunite	D	Y	1	20X40	A	AV	1980	20.84	T	31.2	101			11,500			11,500
2	Frame Shed	D	Y	1	6X8	A	AV	1990	0.00	T	23.2	101						

More:	N	Total Yard Items:	11,500	Total Special Featues:		Total:	11,500

IMAGE

AssessPro Patriot Properties, Inc